

**TOWNSHIP OF EVESHAM  
ZONING BOARD OF ADJUSTMENT**

**Minutes**

**July 19, 2021**

**7:00 P.M.**

**Municipal Building**

**Call to Order**

Meeting brought to order by Board Secretary Newton at 7:02P.M.

**Flag Salute**

**Statement of Conformance with Open Public Meetings Act**

Board Secretary Newton made the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Legislation and in accordance with the April 2, 2020 recommendations of the New Jersey Department of Community Affairs in hosting the Planning Board meeting

**Roll Call**

**Present:** Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris, Repsher

**Absent:** Paetzold

**Staff:** Rijs, Newton, Kinney, Wieliczko, Arcari, Fegley

**Organization of the Board**

- a. Nomination of Chairperson  
Fox made the motion to appoint - Carragher  
Second – Thomas  
Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris
  
- b. Nomination of Vice Chairman  
Masson made the motion to appoint - Thompson  
Second – Grantner  
Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris
  
- c. Nomination of Attorney  
Thompson made the motion to appoint – Zeller & Wieliczko  
Second – Fox  
Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris
  
- d. Nomination of Engineer  
Thompson made the motion to appoint – Environmental Resolutions, Inc.  
Second – Grantner

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- Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris
- e. Nomination of Planner  
Carragher made the motion to appoint – Alaimo Group  
Second – Fox  
Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris
  - f. Nomination of Traffic Engineer  
Thompson made the motion to appoint – Environmental Resolutions, Inc.  
Second – Fox  
Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris
  - g. Nomination of Environmental Scientist  
Carragher made the motion to appoint – CME Associates  
Second – Thompson  
Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris
  - h. Nomination of Conflict Solicitor  
Fox made the motion to appoint – Eric M. Bernstein  
Second – Carragher  
Ayes: Carragher Fox, Grantner, Masson, Thomas, Thompson, Norris
  - i. Nomination of Conflict Engineer  
Carragher made the motion to appoint – CME Associates  
Second – Thompson  
Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris
  - j. Nomination of Conflict Planner  
Thompson made the motion to appoint – CME Associates  
Second – Fox  
Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris
  - k. Nomination of Recording Secretary  
Carragher made the motion to appoint – Regina Kinney  
Second – Thompson  
Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris
  - l. Adoption of Official Time/Place for Meeting  
Motion to adopt – 2021-ZB-07 – Thompson  
Second – Masson  
Ayes: Carragher, Fox Grantner, Masson, Thomas, Thompson, Norris

- m. Adoption of Official Newspaper – Courier Post, Central Record, Burlington County Times  
Motion to adopt – 2021-ZB-08 – Fox  
Second – Thompson  
Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris
  
- n. Adoption of Rules of Procedure  
Motion to adopt – 2021-ZB-09 – Thompson  
Second – Fox  
Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris

**Continuation of Scheduled Matters**

ZB 21-02 Marlton UE LLC – 301 Route 70 West, Block 21, Lot 1.01

Applicant has requested the application be carried to the August 16, 2021 Zoning Board Meeting – this will serve as an announcement to the public, applicant will not have to re-notice

**New Business**

**1. 2 Lady Diana Circle**

**Z21-13**

Block 52.04, Lot 52 (RD-1 Zone) – Kings Grant

Wayne Lewis, Applicant - sworn

Applicant is seeking a bulk variance for a 150 sq. ft. shed with a side yard setback of 5' where 10' is required and a rear yard setback of 1' where 5' is required

Shed was existing at time of purchase

Exhibit A-1 – Survey of property

At time of submission of Zoning permit for a 6' fence survey showed location of shed  
Kings Grant Homeowners letter dated 4-28-2021 approves fence – Applicant agrees to obtain HOA approval for shed

Property backs up to Open Space

ERI letter dated 6-16-2021 – Ms. Acari addressed shed and fence

Applicant agrees to remove stone area and relocated fence from adjacent property as shown on survey

Board Comment

Board Member Fox asked the distance between fence and shed

Mr. Lewis – 16"

Board Member Fox asked is maintenance for that area would be an issue

Mr. Lewis – No

Public Comment – None

Motion to approve Z21-13 Lewis - Thompson  
Second – Fox

Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris

**2. 1000 E. Lincoln Dr.**

**Z21-14**

Block 2.03, Lot 21 (C-1 Zone)

Vive Aesthetics & Wellness

Attorney for Applicant – Scott Schweiger

Applicant – Dr. Matthew Pinto – sworn

Greg Feld, KC Sign – sworn

Barbara Fegley, ERI – sworn

Exhibit A-1 – Sign Description dated 4-28-21

Exhibit A-2 – 2 photos – (1) Site view from Route 73 (2) Site view from Greentree Rd.

Applicant is seeking a variance for a 38.83 sq. ft. façade sign

Currently signs on the building total 157 sq. ft.

(Republic Bank received a variance in 2016 for two 50.39 sq. ft.)

Proposed signage would increase façade sign area to 195.61 sq. ft. which exceeds the 80 sq. ft. maximum of permitted façade signage

Applicant's office is located on the first floor of building

Proposed sign would help patients to locate building and would help with advertising

Applicant stated that even GPS does not always send patients to location

Sign will be brush aluminum look with back lighting

Lighting to be consistent with code

Applicant has permission from owner of building

Applicant has been at this location for 9 years and has all intentions of remaining

ERI letter dated 7-15-2021 – Barbara Fegley

It is the applicant's understanding that the surgical center also located in the building does not want a sign

Ms. Fegley feels the applicant has met the burden of proof to justify the variances and given the size of the building the proposed sign is not intrusive

Board Comment

Board Member Thompson – what percentage are you of the building

Dr. Pinto – his office and the dentist office on first floor make up the most space

Board Member Fox – is the word ONE used in any way for identification

Dr. Pinto – Postal service made the address 10000

Board Member Fox – How will proposed sign compare to the ONE

Mr. Feld – about the same size

Board Member Thomas – has there been any discussion to remove the ONE  
Dr. Pinto – has requested to owner with no avail

Board Member Masson – how long is your lease  
Dr. Pinto – 10 years and being renewed

Chairperson Carragher – is the ONE and 10000 counted in the square footage of the  
façade

Ms. Fegley – yes

Public Comment – None

Mr. Wieliczko summarized

Applicant is seeking 2 variances

(1) A fifth façade sign on a corner office building where only two façade signs are  
permitted and four now exist

(2) To mount a 38.83 sq. ft. façade sign increasing the total façade signage to 195.61  
sq. ft. which exceed the 80 sq. ft. maximum

Signing is consistent with building and channel letters will be used

Motion to approve Z21-14 Vive Aesthetics & Wellness – Fox

Second – Grantner

Ayes: Carragher, Fox, Grantner, Masson, Thomas, Norris

Nays: Thompson

**3. 11 Denver Rd.**

**Z21-16**

Block 13.70, Lot 12 (MD Zone)

Kristen Davis, Applicant – sworn

Stacey Arcari, ERI – sworn

Applicant is seeking bulk variance to install a 6' fence in front yard where 4' is  
permitted

Property located on the curve of Denver Rd.

Fence to be located in portion of front yard and set back 22 ft. from right-a-way

Proposing a 6' white vinyl fence

Exhibit A-1 – Plan of Survey

Exhibit A-2 – 2 photos (1) side of property (2) front of property

This is not an intersection and will not impair sight triangle

Fence will connect to neighbor's fence for aesthetic purposes

ERI letter dated 7-12-2021 – Ms. Arcari – Nothing to add

Board Comment

Chairperson Carragher – will fence be brought up to neighbor's fence and is it 6'

Ms. Davis – yes

Public Comment – None

Motion to approve Z21-16 Davis – Thompson

Second – Fox

Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris

**4. 14 Hastings Ct.**

**Z21-18**

Block 8.01, Lot 38 (MD Zone)

Kathryn & Peter McHale

Applicant being represented by Lorenzo Ballerini, GPS Contracting

Lorenzo Ballerini – sworn

Stacey Arcari, ERI – sworn

Applicant is seeking variance for a screened porch/deck with a rear yard setback of 15' where 25' is required and impervious of 45.3% where 45% is permitted

Exhibit A-1 – Survey and Plan of Property

Exhibit A-2 – 2 photos of rear property

Exhibit A-3 – Letter dated 6-23-2021 from Kathryn & Peter McHale granting permission for Mr. Ballerini to represent them

Property backs up to open space

Structure will consist of a deck and screen porch

Will not adversely affect drainage

Applicant will provide grading plan

ERI letter dated 7-16-2021 – Ms. Arcari – nothing to add

Board Comment

Board Member Fox – is the open space wetlands

Mr. Ballerini – part of the Green Acres program

Public Comment – None

Motion to approve Z21-18 McHale – Thompson

Second – Fox

Ayes: Carragher, Fox, Grantner, Masson, Thomas, Thompson, Norris

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**Minutes – June 7, 2021**

Motion to approve - Grantner

Second – Carragher

Ayes: Carragher, Thompson, Grantner

**Minutes – June 21, 2021**

Motion to approve – Thompson

Second – Grantner

Ayes: Carragher, Thompson, Grantner

**Resolutions**

Motion to approve – Z21-10 Sollitto - Fox

Second - Thompson

Ayes: Fox, Thompson, Grantner

Motion to approve – Z21-11 as revised, Burns Buick - Grantner

Second – Thompson

Ayes: Carragher, Thompson, Grantner

Motion to approve – Z21-12 Harris – Fox

Second – Thompson

Ayes: Fox, Thompson, Grantner

**Public Comment - None**

**Board Comment**

Chairperson Carragher stated that it was good to be back in person and welcomed new board members thanking them for appointing him Chairperson. He also thanked Jenn, Kevin and Regina.

**Communication/Organization - None**

**Next Meeting – 8/16/2021**

**Meeting Adjourned – 7:50 p.m.**